



## Paradise Town Advisory Board

January 30, 2024

### MINUTES

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Board Members: Susan Philipp-Chair-**PRESENT**  
Katlyn Cunningham- Vice-Chair -**PRESENT**  
John Williams – **PRESENT**  
Kimberly Swartzlander- **PRESENT**  
Angelo Carvalho- **PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Jason Allswag; Planning, Michael Huling; Planning, Beatriz Martinez; Community Liaison

Meeting was called to order by Chair Philipp, at 7:00 p.m.

II. Public Comment:  
**None**

III. Approval of January 9, 2024 Minutes

**Moved by: Cunningham**  
**Action: Approve as submitted**  
**Vote: 5-0 Unanimous**

Approval of Agenda for January 30, 2024

**Moved by: Williams**  
**Action: Approve with changes**  
**Vote: 5-0 Unanimous**

V. Informational Items (For Discussion only)  
**None**

VI. Planning & Zoning

1. **UC-23-0825-USCLP NV SUNSET 1, LLC:**  
**USE PERMITS** for the following: 1) major training facility; and 2) accessory restaurant not

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COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair WILLIAM MCCURDY II, Vice-Chair  
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KEVIN SCHILLER, County Manager

associated with a wholesale or industrial use in conjunction with an existing office/warehouse facility on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Bruce Street and the south side of Sunset Road within Paradise. JG/hw/syp (For possible action) **PC 2/6/24**

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

2. **UC-23-0845-HERBST DEVELOPMENT, LLC:**

**USE PERMITS** for the following: **1)** eliminate pedestrian realms; **2)** eliminate open space; **3)** modify front setback; **4)** modify requirements for building facades; **5)** modify drive aisle location; **6)** eliminate pedestrian access and pathway; and **7)** eliminate way finding signs.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway standards.

**DESIGN REVIEW** for a restaurant on a 1.2 acre portion of 2.0 acres in a C-2 (Commercial General) Zone within the Midtown Maryland Parkway District. Generally located on the south side of Tropicana Avenue and the east side of Maryland Parkway within Paradise. JG/bb/jd (For possible action) **BCC 2/7/24**

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**ADDED condition**

- **Bollards to be in the drive-thru exit**

**VOTE: 5-0 Unanimous**

3. **DR-23-0893-J & R LLC ETAL & PROMIT TRUST:**

**DESIGN REVIEW** for a detached single family residential subdivision in conjunction with an existing detached single family residential controlled access development on 2.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street and the southeast side of Regency Cove Court within Paradise. TS/hw/syp (For possible action)

**PC 2/20/24**

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **TM-23-500189-J & R LLC ETAL & PROMIT TRUST:**

**TENTATIVE MAP** consisting of 16 detached single family residential lots and 1 common lot on 2.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street and the southeast side of Regency Cove Court within Paradise. TS/hw/syp (For possible action) **PC 2/20/24**

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

5. **VS-23-0905-DIRTCO, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Patrick Lane located between Annie Oakley Drive and Green Valley Parkway within Paradise (description on file). JG/sd/syp (For possible action) **PC 2/20/24**

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**



**Philipp abstained from comment and vote, received a notification card**

6. **WS-23-0904-DIRTCO, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced throat depth.  
**DESIGN REVIEW** for an office/warehouse building on 1.4 acres in an Industrial Park (IP) (AE-60) Zone. Generally located on the south side of Patrick Lane, 210 feet east of Annie Oakley Drive within Paradise. JG/sd/syp (For possible action) **PC 2/20/24**

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

**Philipp abstained from comment and vote, received a notification card**

7. **WS-23-0920-PF 4090, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; **2)** alternative landscaping; **3)** loading spaces; **4)** gate access; and **5)** reduce height setback.  
**DESIGN REVIEW** for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action) **PC 2/20/24**

**Held per applicant. Return to the March 12, 2024 Paradise TAB meeting**

8. **AR-23-400186 (UC-19-0814)-GIPSY, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** reduce the separation from an outside dining area (patio) to a residential use; and **2)** allow outside dining in conjunction with a tavern.  
**DESIGN REVIEW** for the following an outside dining area (patio) on 0.9 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the northwest corner of Paradise Road and Naples Drive within Paradise. JG/dd/ng (For possible action) **BCC 2/21/24**

**MOVED BY-Cunningham**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

9. **DR-23-0909-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER LP:**  
**DESIGN REVIEW** to increase the area of an animated sign in conjunction with an existing hotel (The Westin Las Vegas Hotel & Spa) on 6.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Flamingo Road and the west side of Koval Lane within Paradise. TS/tr/ng (For possible action) **BCC 2/21/24**

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

10. **UC-23-0878-POLV, LLC:**  
**USE PERMIT** for deviations as shown per plans on file in conjunction with a resort hotel (Center Strip).  
**DEVIATIONS** for the following: **1)** increase the height of directional signs; **2)** reduce the vertical (height) clearance for hanging signs; and **3)** reduce setback.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** allow non-standard improvements within the right-of-way (Las Vegas Boulevard South and Harmon Avenue).

**DESIGN REVIEW** for a comprehensive sign package in conjunction with a previously approved resort hotel (Center Strip) on 6.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/md/syp (For possible action) **BCC 2/21/24**

**MOVED BY-Philipp**

**DENY**

**VOTE: 5-0 Unanimous**

**11. UC-23-0907-PARBALL NEWCO, LLC:**

**USE PERMIT** for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).

**DEVIATIONS** for the following: **1)** eliminate projecting sign height above grade; **2)** increase the number of projecting signs; and **3)** all other deviations as depicted per plans on file.

**DESIGN REVIEW** for modifications to a comprehensive sign plan in conjunction with an existing resort hotel (Horseshoe) on a portion of 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/hw/ng (For possible action) **BCC 2/21/24**

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

**12. WC-23-400193 (ZC-0226-00)-GURU NANAK DEV CHARITABLE TRUST ETAL:**

**WAIVER OF CONDITIONS** of a zone change requiring the design of the driveway access of Pearlite Avenue to be relocated as far north as allowed by Public Works in conjunction with a proposed place of worship on 2.4 acres in a C-P (Office Professional) and an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Design Overlay District. Generally located on the south side of Russell Road and the east side of Pearlite Avenue within Paradise. JG/jor/syp (For possible action) **BCC 2/21/24**

**Item Withdrawn by applicant**

**13. WC-23-400194 (ET-0107-02 (ZC-0226-00))-GURU NANAK DEV TRUST ET AL:**

**WAIVER OF CONDITIONS** of an extension of time of a zone change requiring a maximum 21 foot high building in conjunction with a proposed place of worship on 2.4 acres in a C-P (Office Professional) and an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Design Overlay District. Generally located on the south side of Russell Road and the east side of Pearlite Avenue within Paradise. JG/jor/syp (For possible action) **BCC 2/21/24**

**Item Withdrawn by applicant**

**14. UC-23-0910-GURU NANAK DEV CHARITABLE TRUST ETAL:**

**USE PERMIT** for a place of worship.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow an attached sidewalk with alternative landscaping; **2)** increase building height; **3)** reduce parking; **4)** reduce driveway throat depth; **5)** reduce driveway departure distance; and **6)** reduce driveway width.

**DESIGN REVIEW** for a place of worship on 2.4 acres in a C-P (Office Professional) and an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Design Overlay District. Generally located on the south side of Russell Road and the east side of Pearlite Avenue within

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Paradise. JG/jor/syp (For possible action)

**BCC 2/21/24**

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

15. **WS-23-0919-ARVILLE INDUSTRIAL, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate parking lot landscaping; **2)** reduced street landscaping; and **3)** alternative driveway geometrics.

**DESIGN REVIEWS** for the following: **1)** an office/warehouse facility; and **2)** finished grade on 1.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the east side of Arville Street and north of Oquendo Road (alignment) within Paradise. MN/sd/syp (For possible action)

**BCC 2/21/24**

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

16. **ZC-23-0930-BOARD REGENTS NEVADA SYSTEM HIGHER EDUCATION:**

**ZONE CHANGE** to reclassify 1.1 acres from a C-2 (General Commercial) (AE-60) Zone and an R-1 (Single Family Residential) (AE-60) Zone to a P-F (Public Facility) (AE-60) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway approach distance; and **2)** reduce driveway throat depth.

**DESIGN REVIEW** for a proposed parking lot and site improvements. Generally located on the east side of Maryland Parkway and the south side of Rochelle Avenue within Paradise (description on file). TS/jor/syp (For possible action)

**BCC 2/21/24**

**MOVED BY-Philipp**

**APPROVE-Waiver #1 Subject to staff conditions**

**APPROVE-Design Review Subject to staff conditions**

**DENY- Waiver #2**

**VOTE: 5-0 Unanimous**

VI. General Business (for possible action)

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be February 13, 2024**

IX. Adjournment  
**The meeting was adjourned at 8:50 p.m.**